

EAST PROVIDENCE SCHOOL DEPARTMENT

East Providence City Hall – Conference Room 306

145 Taunton Avenue

East Providence, Rhode Island 02914

School Committee

Facilities Sub-Committee Meeting

February 5, 2015

6:30 PM

Call to Order by Mr. Cahoon, Chair.

Present: Kim Mercer, Linda Dykeman, Mr. Cahoon, Mr. Ferreira, Mr. Feola and Mr. Barilla

Old Business

Steve DePasquale of Iron Construction said he was on the job longer than he wanted to be; the issue with the peg boards has been going on for some time and he wanted to make it clear that he is working with the city on it even though he had nothing to do with it. He said he does not own those; from day one, he identified the problem and notified the architect; very diligent to get correct answers; got approval from acoustical and city; 4 x 8 panels buckled because there was no backing there, just old asbestos system hanging on wires; 1 x 2 panels not that easy to put back once the asbestos removed;

architect did CCD8-710 which did not reflect what was there; he installed custom panels and they buckled; everyone's position then was that it was the general contractors fault, but he has documentation that it was not. He wanted to be clear for the record that he does not own removing and installing the panels; he made a commitment to the city and it bothered him that the project now has a dark cloud over it. Steve said he wished it had been designed this way from the beginning; the architect signed off on it in August; he made a promise to do the work and to get paid expeditiously; he received a check for \$80,000 and he paid the electrician; he still has electrician charges and Irons was not paid expeditiously. He attended the meeting tonight because he wanted to answer questions and did not want to leave this project; he did markup - rest of money being withheld is not fair; he asked the architect to do a punch list at a walk thru and every single item on list if not done, he will do it; why is he absorbing the cost; he wants to be allowed to do work here in the future.

Mr. Cahoon asked what is owed?

Linda Dykeman – responded that it is the balance of the retainage

Mr. DePasquale stated it is between \$40 and \$60,000.

Farrar Associates – Mike Taber – Discussion

Farrar being the negotiator between SMMA and Irons; try to get electrical engineer if part of the project or added scope; he has

accounted for that in the budget.

None have been presented to anyone here; SMMA first, then change order and presented to School Committee.

Farrar last correspondence from SMMA – asked for detail from electrical engineer; get him to go to the school to see the work; just matter of getting the electrical engineer there.

Irons – electrical change – just a piece of paper to go do the work – pretty good with paper.

Farrar – just a matter of the electrical engineer going there.

Farrar – a CCD once determined fair.

Irons asked for engineer to walk on site

Farrar – once he is on site not part of his construction documents

Irons – why are the peg boards on the punch list?

Farrar – does not think should be on punch list; correct on approvals; and relay humid – panels have to be secured better; one there and it seems to work; Monday supposed to start work; he agrees with Irons that the money should not be held up.

Kim Mercer – electrical separate; Irons agreed to do the work; talk to architects about not on punch list.

Farrar – maybe release half money once on site.

Irons – Ruggieri did the work; he wants to give him the last \$10,000; being a nice guy to do the peg boards; he will do the work, but not overnight. To hold that money until this is done is wrong; he already bought materials (metal, etc.) city purchased the panels; he wants to

close out this job and pay the subs.

Mr. Cahoon – list multiple items not signed off on.

Farrar – walk through email; final walk through with Ed; number of items on the list miniscule;

Farrar – everything gets thrown on punch list; extra work should not be on there; Irons had different versions of punch list; list by the architects extremely obsolete; Irons said he didn't know why they sent it out.

Farrar – same items listed over and over again.

Irons – has been out there many times; a lot of the electrical done; his punch list done; CHIPS warranty done from administration standpoint – in good shape; any time called, he responds.

Mr. Feola – replacement parts for the intercom system did not work; electrical contractor and CSI there to correct at no cost.

Irons – gives information to the owner; knows we will call them; but he wants to be notified.

Mr. Feola – they cannot figure out the problem. Steve asked that Mr. Feola send an email on where we are with that.

Farrar – get electrical engineer there because he designed it and can verify what was done.

Irons – should not be held hostage; he thinks it will cost \$30,000?

Mr. Cahoon – if punch list items completed?

Mr. Ferreira – met with Irons; pegboards not Irons responsibility; he met with Ben from SMMA; he will be stating publicly that the

pegboards was not Irons responsibility.

Kim Mercer was to call Ben to verify just paperwork/warranty left; why punch list items holding up \$54,000.

Mr. Ferreira – Ben not here; finger pointed on them; why hold his money; authorize \$80,000; the rest warranty; call Ben – pay \$54,000 – put it on the agenda.

Farrar – all the CHIPS requirements were done – have reimbursement; Irons may be one or two items of paperwork.

Charlie Roberts – works with electrical engineer and he resigned last Friday; in fairness to Steve and Mike.

Linda Dykeman – would not put before the School Committee without request from Irons.

Mr. Ferreira – everything Irons said tonight was correct; did the work to open school; we are all somewhat responsible.

Update from Taber – Hennessey Roof – asked to come here for that; he was not aware of any problems; called Iron, Eagle and SMMA and no one knows anything about it; if issue of 20 year warranty; tell him and he will get them here; SMMA and manufacturer's rep signed off on it; done in 2011.

Mr. Ferreira – water comes off the gable end; for the first two years,

talked to Ed; we have been out there; about seven months ago, someone went on the roof to put up diverters – Eagle did the diverters according to Mr. Farrar.

Mr. Cahoon and Mr. Ferreira were there in November and teachers showed water pouring out for days; dangerous with kids there.

Farrar – roof contractors has to have plan – path where the water diverted to; would have approved by the architect before the rubber roof was put down; not sure why water cascading out; flat roof and if heavy rain event, that could happen.

Mr. Cahoon – water pouring over when it is not raining.

Farrar – will get Eagle out there and see what is going on.

Mr. Barilla – diverters put in and no one ever told them about water spilling over.

Mr. Ferreira – design problem; he explained it; see wet spots on a sunny day; water leaking behind fascia board; whoever came up with that plan did not implement it right; for a million dollars it should be right.

Farrar will notify Stephen and Eagle to go out there.

Mr. Ferreira – how do you tolerate this for two winters; water constantly comes down on the sidewalk; ice, etc. He is still waiting for tapers on the gutters at Whiteknact; this issue occurred from day one when the roof was done.

Farrar – now that we know, we will take appropriate action.

Presentation on Solar Panels – Julian Dash, Principal of Clean Economy Development, LLC – introduced as an opportunity for schools; would like to provide these services to East Providence; take a cursory look and then look at which incentives make the most sense; put together a package to present to the School Committee; they are still free to say no (period of time they are exclusive). School Committee would have to approve any fees first; district would not incur any fees; if they do not get enough grants to cover project; out of all projects none out of pocket for schools. In response to Kim Mercer's question about how soon they need an answer; Julian responded April 20th; target mid to late February as cut-off date.

Energy audit already done; that will help with short time frame; 3/23 deadline for renewable energy; helps if that is in hand.

Kim Mercer – hear this tonight and have a special meeting with Ms. Boyle and others; this is no small project.

Mr. Dash – talked about sole source (they are not the contractor) RFP/RFQ part of the service if district wants to do this it would be done administratively.

Mr. Cahoon – would like to hear with the architects, etc.

Kim Mercer – will set something up in a couple of weeks with Jean Boyle; does not know if our roofs would support solar panels.

Mr. Dash – would have to meet initial criteria – look at Phase I.

Update on Fire Department Inspection Reports – Supt. Mercer & Charlie Roberts, Project Manager

Charlie Roberts had meetings with Fire Department (Lt. Botelho & Lt. Bellamy) – three meetings – two hours each; went item by item with the Fire Department (122 pages) to determine what the issues are and to track the progress going forward; reviewed the deficiency code definitions; page 2 – matrix; when they did a walk-through; maintenance could do some of the work; taking a stab at simple items; maintenance will keep working on them; what that leaves is schools with bigger issues; a lot of our issues because we do not have sprinklers in some buildings which could satisfy code; four meetings – started strategizing regarding going before the Fire Board; if we show making progress, may get variances; have to start showing them. Two parallel tracks; first week in March, go to Fire Board and fill out application for all 12 schools; meeting next Wednesday – basic level; graphic details; have to have something the Board can understand; would like 12 separate hearings before the board; sprinklers if they agree; sprinklers safer for kids in building. Determine what we can do this summer; sprinklers in some; some more complicated than others; look at how long it would take. Mr. Roberts will do analysis and cost benefit; will do the best value for the money and RIDE reimbursement; will continue to flush out and do applications in March.

Kim Mercer – will go to the School Committee in March with a plan.

Mr. Ferreira – every 30 days someone in building to check tags every month and initial; it is our responsibility to do that and to keep kids safe. It is 99% normal maintenance.

Mr. Cahoon – at March 10th meeting.

Kim Mercer – will bring to the School Committee with what was approved by the Fire Department.

Mr. Cahoon – speaks to maintenance issues; no preventative list

Mr. Roberts – look at issues; age of buildings; those need to catch up; Fire Department impressed with the work that has been done last couple of years; additions will be made to the list.

Prioritization of Related Fixes – No items for list at this time; Kim Mercer agreed; Mr. Roberts will add columns to the list with prices/costs.

Kim Mercer – talked with Anthony and will start work on unit ventilators; 12 at high school; put on top of the list; he will do installation; about \$7,000 each; bump up over fire alarms and doors. He knows where they are and we need to do it; she will give him the directive. Trane recommended by Ride for reimbursement; they run \$3-6,000 with carpentry work; \$7,000 is a good estimate.

Mr. Cahoon – put RFP out for doors; none for univents; hold off on fire alarms, will be done anyway; what is next RFP and when can we

expect it to go out. Pull back on the auditorium seats now; got bids on the doors; bids still good according to SMMA.

Mr. Ferreira – public being told five years about the doors; voted for \$1 million to do the doors; 98-108 doors he wants done; he wants someone to talk about the \$1 million for doors or sprinklers.

Discussion about door replacements doing forward; Kim Mercer – go forward with Burman bids; wants to have the doors replaced by this summer.

Bill Lists - Linda Dykeman – will get paperwork; she will contact Bahry also (holding \$35,000 for gutter work); do not put on the list.

Selection of Next Meeting Date – March 3, 2015 at 6:30PM.

Meeting adjourned.

Respectfully submitted,

Patricia A. Iannelli, Administrative Assistant

Nathan Cahoon, Chair of Facilities Sub-Committee